

IN RE: PETITION FOR VARIANCE
SE/S Featherbed Lane, 391' SW
of Windsor Mill Road
(2037 Featherbed Lane)
2nd Election District
2nd Councilmanic District

Featherbed Terrace Dev. Corp.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-22-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance for that property known as 2037 Featherbed Lane, located in the vicinity of Woodlawn in northwestern Baltimore County. The Petition was filed by the owner of the property, Featherbed Terrace Development Corporation, by Robert Hawbaker, Agent, through their attorney, Gary Aiken, Esquire. The Petitioners seek relief from Section 1B01.2.C.2(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet, to permit the proposed residence to cross the zone line, and to amend the Final Development Plan for Featherbed Terrace, accordingly. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Robert Hawbaker, Agent for Featherbed Terrace Development Corporation, property owner, and William S. Davis, Jr., Esquire, attorney at law. There were no Protestants present.

Testimony and evidence offered at the hearing revealed that the subject property consists of 0.229 acres, more or less, split zoned D.R. 16 and D.R. 5.5, and is presently unimproved. This property is also known as Lot 11 of the resubdivision of Featherbed Terrace, which received CRG

ORDER RECEIVED FOR FILING
Date 9/27/94
By [Signature]

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approval on May 21, 1993. The subject property is located on a panhandle drive, directly behind Lots 4 and 5, and across from Lot 15 of the subject development. The property is intended to be developed with a single family dwelling in accordance with Petitioner's Exhibit 1; however, the Petitioner seeks approval to amend the previously approved site plan and variance relief to permit turning the building envelope so that the proposed dwelling on Lot 11 will face the proposed dwelling on Lot 15. Doing so will permit the proposed dwelling to be more compatible with adjacent properties and conform to Lot 15 with respect to access and orientation. Presently, the proposed dwelling is to be built facing the rear of the dwellings on Lots 4 and 5. As a result of this modification to the site plan, the relief requested is necessary.

It is to be noted that Lot 15 was the subject of previous Case No. 94-394-A in which a variance was granted to permit a building to tract boundary setback of 20 feet in lieu of the required 30 feet. Testimony in that case revealed that at the time of CRG approval, the dwelling on Lot 15 was to be built facing the rear of the dwellings proposed for Lots 1, 2, and 3. However, the Petitioner believed that orienting the dwelling to face the panhandle driveway would afford the prospective property owner of that lot the opportunity to have a larger front and rear yard, as well as offer a more aesthetically pleasing layout of the houses in this particular area of the subdivision. The Petitioner now comes before me seeking similar relief for the proposed dwelling on Lot 11.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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Date

By

RECORDED

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of September, 1994 that the Petition for

ORDER RECEIVED FOR FILING


Date

By

RECEIVED FOR FILING

Variance seeking relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) {Section URSB of the Comprehensive Manual of Development Policies (C.M.D.P.)} to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet, to permit the proposed residence to cross the zone line, and to amend the Final Development Plan for Featherbed Terrace, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/27/94
By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 7, 1994

(410) 887-4386

William S. Davis, Jr., Esquire
409 Washington Avenue, Suite 800
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S Featherbed Lane, 391' SW of Windsor Mill Road
(2037 Featherbed Lane)
2nd Election District - 2nd Councilmanic District
Featherbed Terrace Dev. Corp. - Petitioner
Case No. 95-22-A

Dear Mr. Davis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert Hawbaker
4980 Furrow Avenue, Ellicott City, Md. 21043

People's Counsel

File

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Petition for Variance

95-22-A

to the Zoning Commissioner of Baltimore County

for the property located at

2037 Featherbed Lane

which is presently zoned

Dr 5-5

Dr 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

TO PERMIT BUILDING TO INSET BOUNDARY SETBACKS OF 15' & 20' IN LIEU OF THE REQUIRED 30' AND TO AMEND THE FDP FOR FEATHERBED TERRACE, AND TO CROSS THE ZONE LINE WITH THE PROPOSED RESIDENCE (Indicate hardship or practical difficulty)

Compatible with adjacent properties and situate this dwelling in conformity with Lot #15 access and orientation

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Featherbed Terrace Development Corp.

(Type or Print Name)

Signature

Robert Hawbaker

as Agent

(Type or Print Name)

Signature

4980 Furrow Avenue

410-298-5520

Address

Phone No.

Ellicott City

Md

21043

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Robert Hawbaker

Name

2037 Featherbed Lane

410-298-5520

Address

Phone No

Baltimore, Md 21207

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

7-20-94

Printed with Soybean Ink
on Recycled Paper

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ORDER RECEIVED FOR FILING

333

333

21

EXAMPLE 3 - Zoning Description

- 3 copies

95-22-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 2037 FEATHERBED LANE

(address)

Election District 2

Councilmanic District 2

Beginning at a point on the SOUTHEAST side of _____
(north, south, east or west)

FEATHERBED LANE which is VARIABLELY
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 391' ± SOUTHWEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WINDSOR MILL ROAD
(name of street)

which is VARIABLELY wide. *Being Lot # 11
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of

"RESUBDIVISION OF FEATHERBED TERRACE" as recorded in Baltimore County Plat
(name of subdivision)

Book # 66, Folio # 96, containing

9,987 SQUARE FEET OR 0.229 ACRES
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber' _____, Folio _____ and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62' 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-22-17

District 2nd Date of Posting 7/29/94
Posted for: Variance
Petitioner: Featherbed Terraces Development Corp.
Location of property: 2037 Featherbed Lane, SE/5
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by M. Italy Date of return: 9/5/94
Signature
Number of Signs: 1

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein, in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 400 Washington

Avenue, Towson, Maryland 21204 as follows:

Case: #95-22-A
(Item 21)

2037 Featherbed Lane
SE/S Featherbed Lane,
391' +/- SW of Windsor
Mill Road

2nd Election District

2nd Councilmanic

Petitioner(s):

Featherbed Terrace De-
velopment Corporation

Hearing: Wednesday,

August 24, 1994 at 9:00
a.m. in Rm. 106, County Of-
fice Building.

Variance to permit building
to tract boundary setbacks of
15 feet and 20 feet in lieu of the
required 30 feet; and amend
the Final Development Plan for
Featherbed Terrace; and to
close the zone line with the
proposed residence.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

8/026 August 4.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

August 5, 1994

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Aug. 4, 1994.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

~~Publication~~

Handwritten signature/initials



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-22-A

Account: R-001-6150

Number

21.

Date 7-20-94.

FEATHERBED TERR. DEV. CORP.
20.37 FEATHERBED LANE.

SNA.

010 Van. \$50

640 Reg. Amend. \$60

080 Sign. 35.

TOTAL \$145

VOID WHEN CIRCLED

03A03H0004MICHRC
BA 0003:26PM07-20-94

\$145.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Item Number: 21
Planner: JRA
Date Filed: 7-20-94

P E T I T I O N P R O C E S S I N G F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓
The following information is missing:

Descriptions, including accurate beginning point

Actual address of property

Zoning

Acreage

Plats (need 12, only ____ submitted)

200 scale zoning map with property outlined

Election district

Councilmanic district

BCZR section information and/or wording

Hardship/practical difficulty information

Owner's signature (need minimum 1 original signature) and/or
printed name and/or address and/or telephone number

Contract purchaser's signature (need minimum 1 original
signature) and/or printed name and/or address

Signature (need minimum 1 original signature) and/or
printed name and/or title of person signing for legal
owner/contract purchaser

Power of attorney or authorization for person signing for
legal owner and/or contract purchaser
✓_____
Attorney's signature (need minimum 1 original signature)
~~and/or printed name and/or address and/or telephone number~~

Notary Public's section is incomplete and/or incorrect
and/or commission has expired

Baltimore County Government
Office of Zoning Administration
and Development Management

21

111 West Chesapeake Avenue
Towson, MD 21204



(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 21

Petitioner: FEATHERBED TERRACE DEV. CORP.

Location: 2037 FEATHERBED LANE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Featherbed Terrace Development Corp

ADDRESS: 2033 Featherbed Ln

Baltimore, MD 21207

PHONE NUMBER: 410-298-5520

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AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-22-A (Item 21)
2037 Featherbed Lane
SE/S Featherbed Lane, 391' +/- SW of Windsor Mill Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Featherbed Terrace Development Corporation
HEARING: WEDNESDAY, AUGUST 24, 1994 at 9:00 a.m. in Rm. 106 County Office Building.

Variance to permit building to tract boundary setbacks of 15 feet and 20 feet in lieu of the required 30 feet; and amend the Final Development Plan for Featherbed Terrace; and to cross the zone line with the proposed residence.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Featherbed Terrace Development Corp.
Gary Aiken, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 19, 1994

(410) 887-3353

Gary Aiken, Esquire
409 Washington Avenue
Towson, MD 21204

RE: Item No. 21, Case No. 95-22-A
Petitioner: Featherbed Terrace Dev.
Petition for Variance

Dear Mr. Aiken:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 20, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

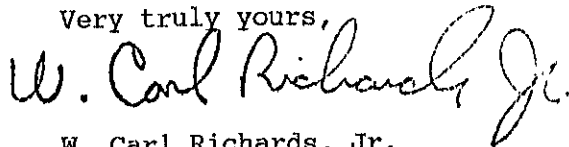
- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." The signature is written in dark ink and is positioned to the left of the typed name.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw



Maryland Department of Transportation
State Highway Administration

O. James Lighizer
Secretary
Hal Kassoff
Administrator

7-29-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *21 (JRA)*

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. RAMSEY, ACTING CHIEF
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21,
22, 23 AND 24.

RECEIVED

AUG 1 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
AUG 1 1994



RE: PETITION FOR VARIANCE	*	BEFORE THE
2037 Featherbed Lane, SE/S Feather-		
bed Lane, 391'+/- SW of Windsor Mill*		ZONING COMMISSIONER
Road, 2nd Election District, 2nd		
Councilmanic	*	OF BALTIMORE COUNTY
Featherbed Terrace Development Corp *		CASE NO. 95-22-A
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Gary Aiken, Esquire, 409 Washington Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECEIVED

AUG 8 1994

ZADM

Tam

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 2, 1994

SUBJECT: 2037 Featherbed Lane

INFORMATION:

Item Number: 21 94-22-A 8-24-94

Petitioner: Featherbed Terrace Development Corp.

Property Size:

Zoning: D.R. 5.5 and D.R. 16

Requested Action:

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The attached comments of May 12, 1994 reflect the position of this office.

Prepared by: Jeffrey W. L...

Division Chief: Gary L. Kerns

PK/JL:lw

RECORDED

PETITIONER(S) SIGN-IN SHEET

ADDRESS

409 Washington Avenue, Suite 900

Tolson, Maryland 21204

Laure Bulto MD 2.2007



Printed with Soybean Ink
on Recycled Paper

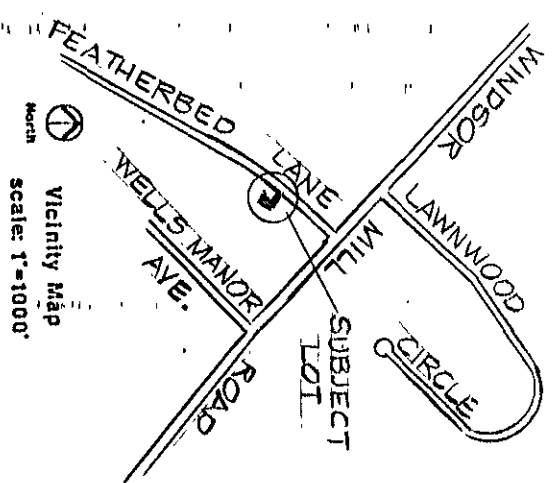
Chrysomelidae

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: "RESUBDIVISION OF FEATHERBED TERRACE"

95-22-A

FEATHERBED LANE
PAYING



North

Vicinity Map

scale: 1"=1000'

Vicinity Map
Scale: 1"=1000'

Scale: 1"=1000'

1"=200' scale map#: NW 3F

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public **private**

SEWER: ☒ ☐

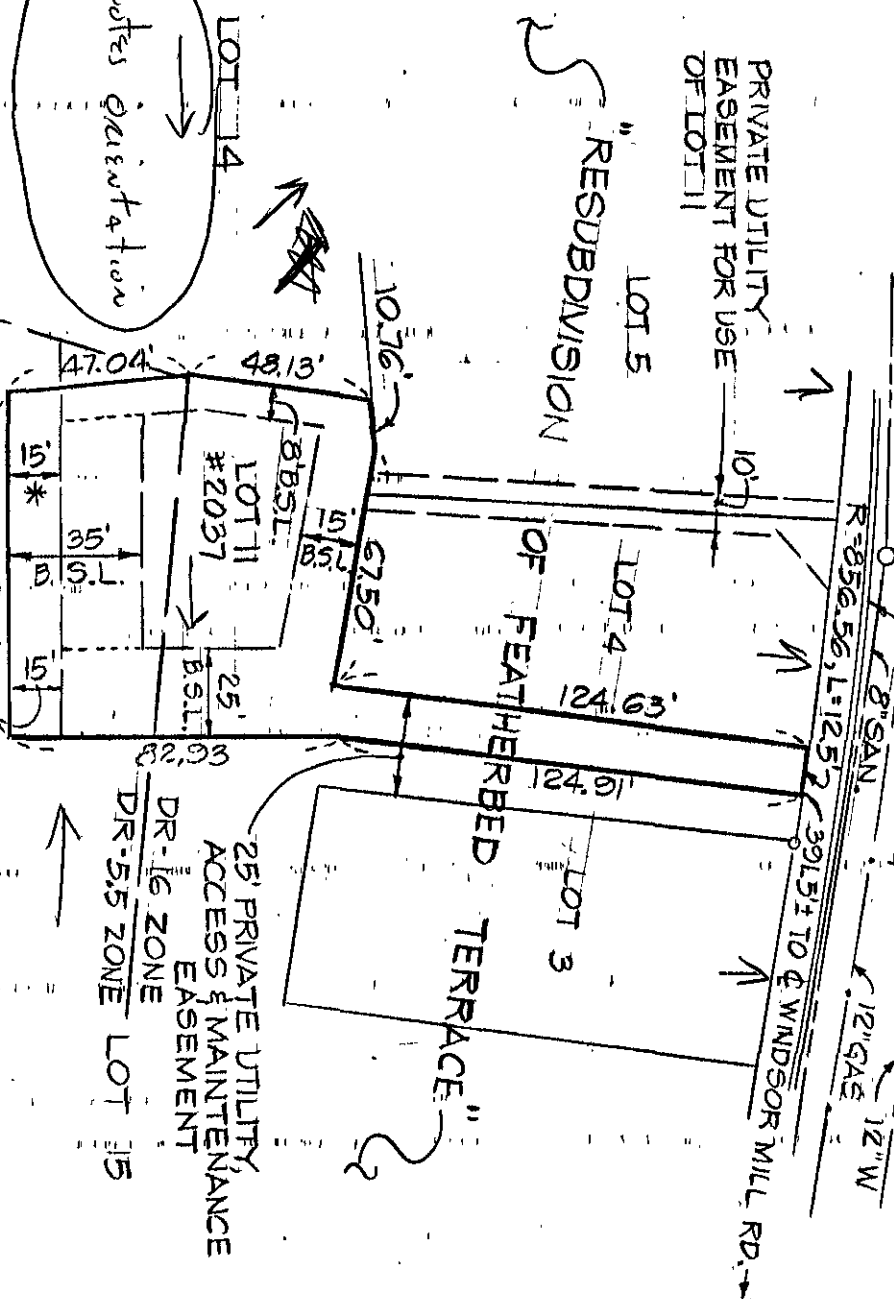
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE FOR THIS LOT.
 LOTS 1 & 15 VARIANCE CASE NO. 94-334-A

reviewed by:	ITEM #:	CASE#:

date: 7/20/94
prepared by: HICKS ENGR. CO., INC. Scale of Drawing: 1" = 50'



Structes orientées

EX-EASEMENT FOR DRAINAGE UTILITIES (8315/778)

* SETBACK REQUESTED IN
 USED OF REQUIRED

PETITIONER'S

EXHIBIT NO. 1
6877/slf

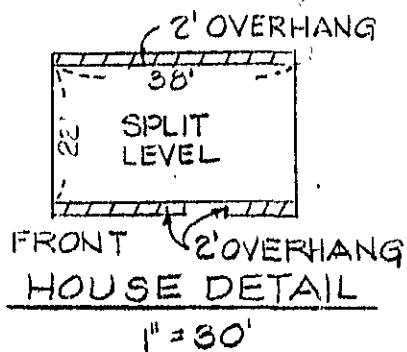
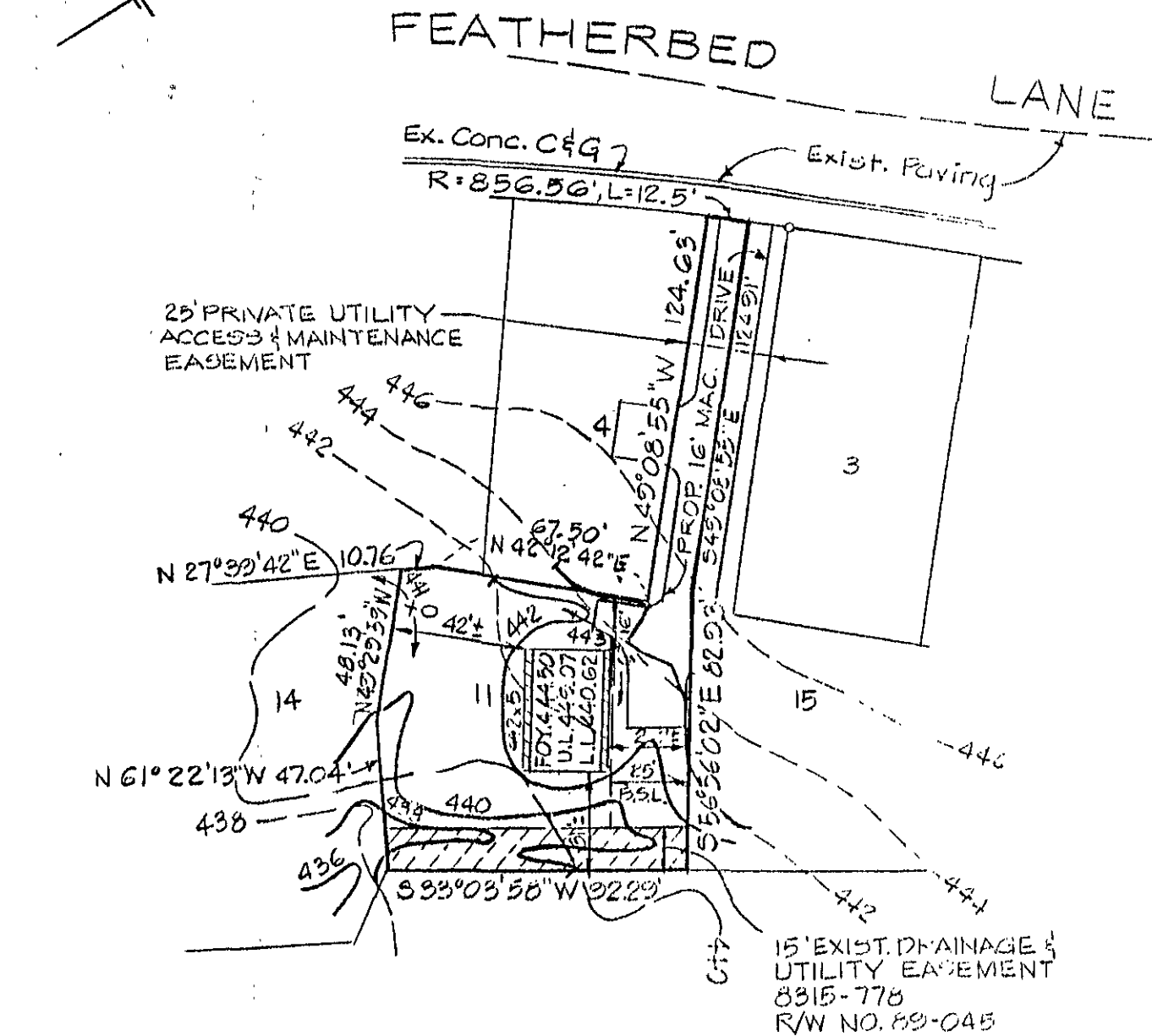
North

date: 7/20/94

prepared by:

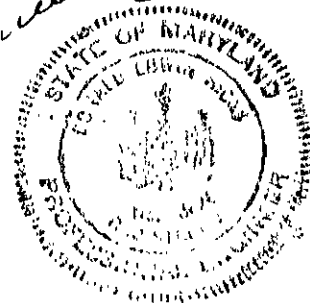
Lot 11

PETITIONERS EXHIBIT (NO. 2)



MICROFILMED

Handwritten signature: Richard E. Hicks



H **HICKS ENGINEERING CO., INC.**
CIVIL ENGINEERS • SURVEYORS • PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON MARYLAND 21204
TELEPHONE: (410) 494-0001

PLOT PLAN FOR
"FEATHERBED TERRACE"
LOT 11

2 ND ELEC. DIST.

BALTO. CO. MD.

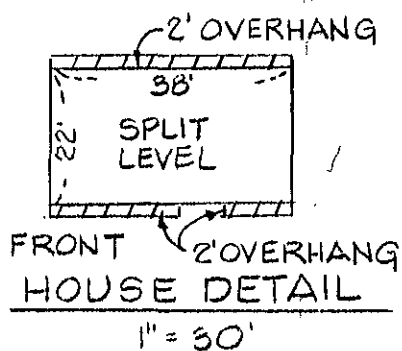
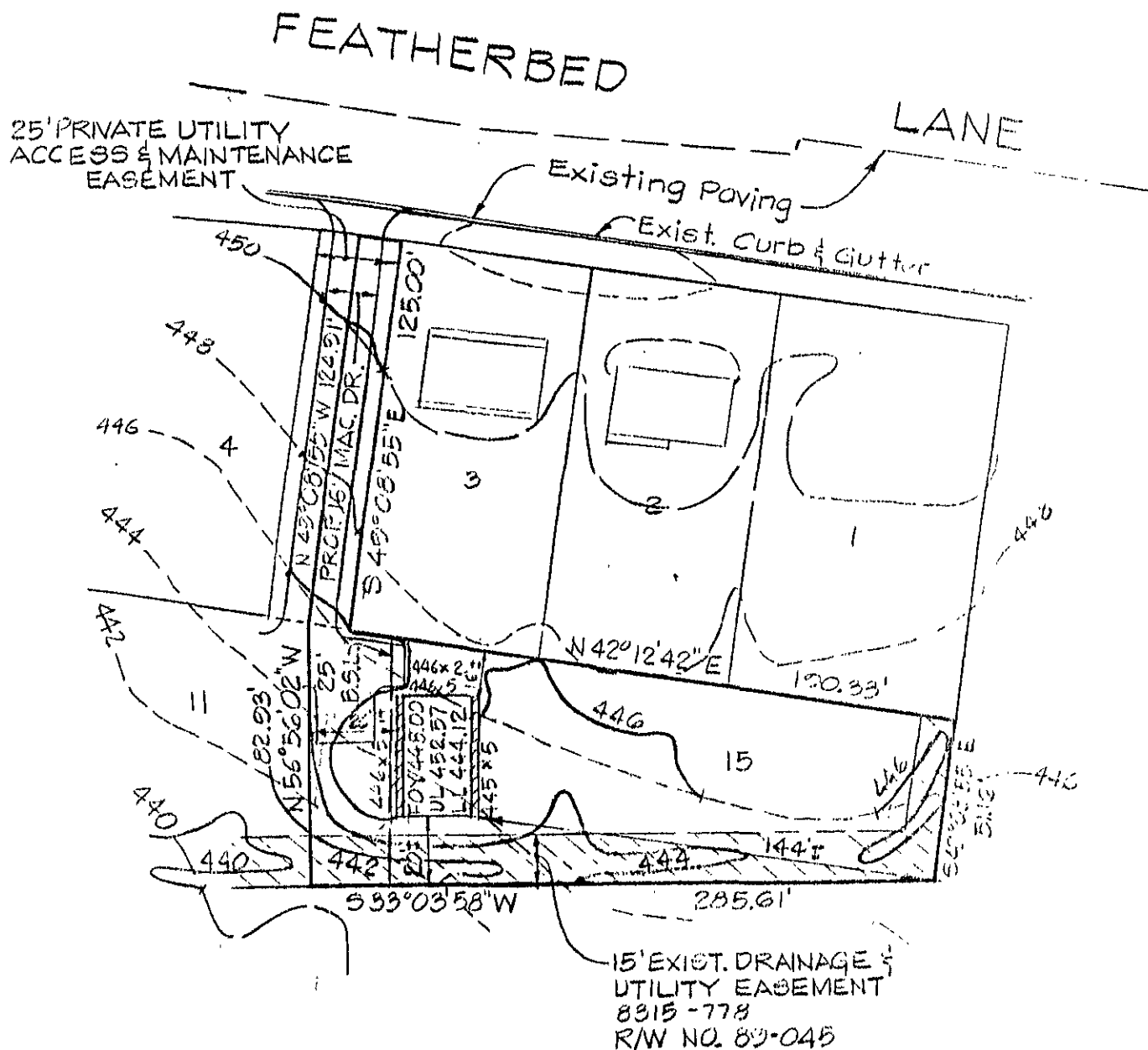
DATE: 6/20/94

SCALE: 1" = 50'

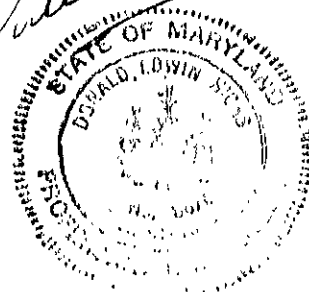
FILE:

Lot 15

EXHIBIT A.C. 3



Donald E. Hicks

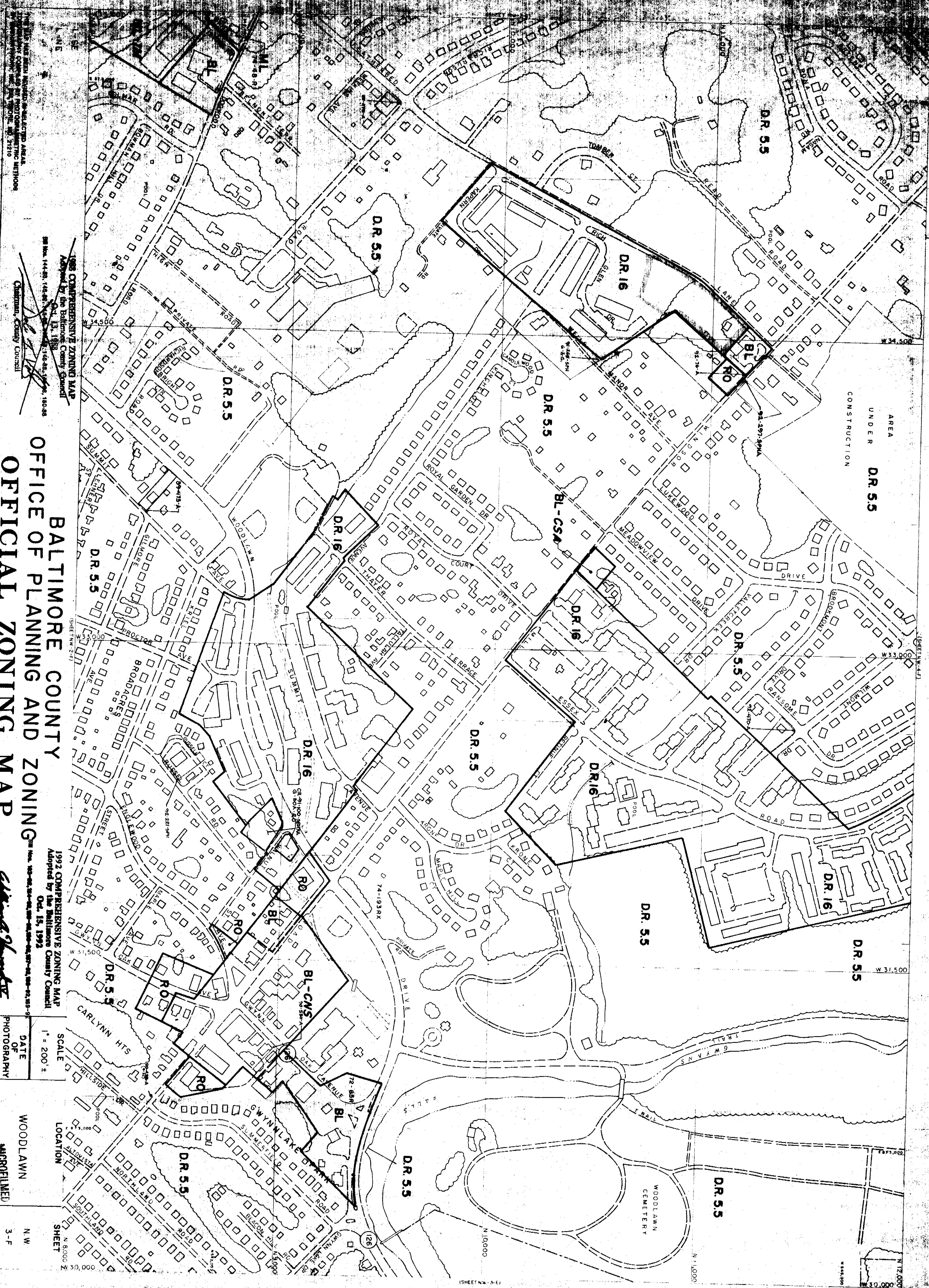


HICKS ENGINEERING CO., INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON MARYLAND 21204
TELEPHONE: (410) 494-0001

PLOT PLAN FOR "FEATHERBED TERRACE"

LOT 15
2ND ELEC. DIST. BALTO. CO, MD.

DATE: 6/20/94 SCALE: 1" = 50' FILE:



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

~~1985 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1985
Baltimore County Council
Chairman, County Council~~

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

DATE OF PHOTOGRAPHY JANUARY 1986	SCALE $1'' = 200' \pm$
WOODLAWN MICROFILMED	LOCATION N 8,000 E SHEET
N. W.	3 - F

95-22-A

IN RE: PETITION FOR VARIANCE
SE/S Featherbed Lane, 391' SW
of Windsor Mill Road
(2037 Featherbed Lane)
2nd Election District -
2nd Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-22-A

Featherbed Terrace Dev. Corp.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance for that property known as 2037 Featherbed Lane, located in the vicinity of Woodlawn in northwestern Baltimore County. The Petition was filed by the owner of the property, Featherbed Terrace Development Corporation, by Robert Hawbaker, Agent, through their attorney, Gary Aiken, Esquire. The Petitioners seek relief from Section 1B01.2.C.2(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet, to permit the proposed residence to cross the zone line, and to amend the Final Development Plan for Featherbed Terrace, accordingly. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Robert Hawbaker, Agent for Featherbed Terrace Development Corporation, property owner, and William S. Davis, Jr., Esquire, attorney at law. There were no Protestants present. Testimony and evidence offered at the hearing revealed that the subject property consists of 0.229 acres, more or less, split zoned D.R. 16 and D.R. S.5, and is presently unimproved. This property is also known as Lot 11 of the resubdivision of Featherbed Terrace, which received CRG

approval on May 21, 1993. The subject property is located on a panhandle drive, directly behind Lots 4 and 5, and across from Lot 15 of the subject development. The property is intended to be developed with a single family dwelling in accordance with Petitioner's Exhibit 1; however, the Petitioner seeks approval to amend the previously approved site plan and variance relief to permit turning the building envelope so that the proposed dwelling on Lot 11 will face the proposed dwelling on Lot 15. Doing so will permit the proposed dwelling to be more compatible with adjacent properties and conform to Lot 15 with respect to access and orientation. Presently, the proposed dwelling is to be built facing the rear of the dwellings on Lots 4 and 5. As a result of this modification to the site plan, the relief requested is necessary.

It is to be noted that Lot 15 was the subject of previous Case No. 94-394-A in which a variance was granted to permit a building to tract boundary setback of 20 feet in lieu of the required 30 feet. Testimony in that case revealed that at the time of CRG approval, the dwelling on Lot 15 was to be built facing the rear of the dwellings proposed for Lots 1, 2, and 3. However, the Petitioner believed that orienting the dwelling to face the panhandle driveway would afford the prospective property owner of that lot the opportunity to have a larger front and rear yard, as well as offer a more aesthetically pleasing layout of the houses in this particular area of the subdivision. The Petitioner now comes before me seeking similar relief for the proposed dwelling on Lot 11.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Solev*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 2 -

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of September, 1994 that the Petition for

- 3 -

Variance seeking relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section UR5B of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet, to permit the proposed residence to cross the zone line, and to amend the Final Development Plan for Featherbed Terrace, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 7, 1994

(410) 887-4386

William S. Davis, Jr., Esquire
409 Washington Avenue, Suite 800
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S Featherbed Lane, 391' SW of Windsor Mill Road
(2037 Featherbed Lane)
2nd Election District - 2nd Councilmanic District
Featherbed Terrace Dev. Corp. - Petitioner
Case No. 95-22-A

Dear Mr. Davis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert Hawbaker
4980 Furrow Avenue, Ellicott City, Md. 21043

People's Counsel
File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2037 Featherbed Lane

which is presently zoned Dr 5-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B01.2.C.2(a) Sec. UR5B of the C.M.D.P. to permit building to tract boundary setback of 15' in lieu of the required 30' and to amend the Final Development Plan for Featherbed Terrace, and to cross the zone line with the proposed residence, and practical difficulty

Compatible with adjacent properties and situate this dwelling in conformity with Lot #15 access and orientation

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

convenient for Hearing

the following date

Next Two Months

ALL OTHERS

REVIEWED BY

DATE

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

Featherbed Terrace Development Corp.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

convenient for Hearing

the following date

Next Two Months

ALL OTHERS

REVIEWED BY

DATE

21

EXAMPLE 3 - Zoning Description

3 copies
95-22-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 2037 FEATHERBED LANE
(address)
Election District 2 Councilmanic District 2

Beginning at a point on the SOUTHEAST side of FEATHERBED LANE (north, south, east or west) (number of feet of right-of-way width)

wide at a distance of 391' SOUTHWEST (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WINDSOR MILL ROAD (name of street)

which is VARIABLELY wide, "Being Lot # 11" (number of feet of right-of-way width)

Block 66, Section 96 in the subdivision of "RESUBDIVISION OF FEATHERBED TERRACE" as recorded in Baltimore County Plat (name of subdivision)

Book # 66, Folio # 96, containing 9,987 SQUARE FEET OR 0.229 ACRES (square feet and acres)

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber" Folio "and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87' 12' 13" E. 321.1 ft., S.18' 27' 03" E.87.2 ft., S.62' 19' 00" W. 318 ft., and N.08' 15' 22" W. 80 ft. to the place of beginning.

7

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2-24 Date of Posting 7/24/94

Posted for: Variance

Petitioner: Featherbed Terrace Development Corp.

Location of property: 2037 Featherbed Lane, 391' SW

Location of Sign: Along the side of property being zoned

Remarks: None

Posted by: Timothy M. Kotroco Date of return: 7/27/94

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 5, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 4, 1994

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Land Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, 400 Washington Avenue, Towson, Maryland, on the 14th day of September, 1994 at 5:00 PM.

Address: Towson, Maryland, 21204 as follows:

Case: 95-22-A

(Item #)

2037 Featherbed Lane

2nd Election District

2nd Councilmanic District

Featherbed Terrace Development Corporation

Hawbaker, Robert

as Agent

2037 Featherbed Lane

Towson, Maryland

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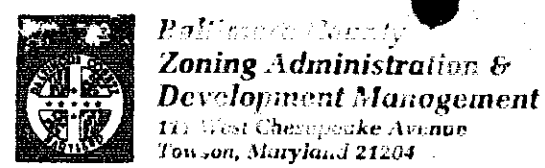
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receipt
95-22-A

Account: R001-6150

Number: 21

DATE: 7-20-94

FOR SCHEDULED TERRACE DEVELOPMENT

010 Jan. \$50
040 Res. Annex \$60
080 Shop 35
TOTAL \$145

034018000411000 \$145.00
84 0392138707-20-94

Please Make Checks Payable To: Baltimore County

Item Number: 21
Planner: JRA
Date Filed: 7-20-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

- The following information is missing:
- Descriptions, including accurate beginning point
 - Actual address of property
 - Zoning
 - Acreage
 - Plats (need 12, only submitted)
 - 200 scale zoning map with property outlined
 - Election district
 - Councilmanic district
 - BCZR section information and/or wording
 - Hardship/practical difficulty information
 - Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 - Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 21

Petitioner: Featherbed Terrace Dev. Corp.

Location: 2037 Featherbed Lane

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Featherbed Terrace Development Corp.

ADDRESS: 2037 Featherbed Lane

Baltimore, MD 21207

PHONE NUMBER: 410-291-1120

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-22-A (Item 21)
2037 Featherbed Lane
SE/S Featherbed Lane, 391' +/- SW of Windsor Mill Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Featherbed Terrace Development Corporation
HEARING: WEDNESDAY, AUGUST 24, 1994 at 9:00 a.m. in Rm. 106 County Office Building.

Variance to permit building to tract boundary setbacks of 15 feet and 20 feet in lieu of the required 30 feet; and amend the Final Development Plan for Featherbed Terrace; and to cross the zone line with the proposed residence.

Arnold Jablon, Director

cc: Featherbed Terrace Development Corp.
Gary Aiken, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARINGS, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 19, 1994

(410) 887-3353

Gary Aiken, Esquire
409 Washington Avenue
Towson, MD 21204

RE: Item No. 21, Case No. 95-22-A
Petitioner: Featherbed Terrace Dev.
Petition for Variance

Dear Mr. Aiken:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 20, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

Re: Baltimore County
Item No.: 21 (JRA)

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for DAVID A. RAHSEY, ACTING CHIEF
John Costabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21, 22, 23 AND 24.

RECEIVED
AUG 1 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-6881, MS-1102F

cc: File

Printed on Recycled Paper

RE: PETITION FOR VARIANCE *
2037 Featherbed Lane, SE/S Feather-
bed Lane, 391' +/- SW of Windsor Mill *
Road, 2nd Election District, 2nd *
Councilmanic *
Featherbed Terrace Development Corp *
Petitioners *
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-22-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Gary Aiken, Esquire, 409 Washington Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 12, 1994

SUBJECT: 2039 & 2045 Featherbed Lane

INFORMATION:

Item Number: 380

Petitioner: Featherbed Terrace Development Corporation

Property Size:

Zoning: D.R. 16 and D.R. 5.5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This development received approval of a CRG refinement on May 21, 1993. At that time, the developer attested to the fact that Lot 15 was a buildable lot in accordance with the current development regulations. Since these same regulations govern the proposed development presently, staff can find no justification to prove a hardship or practical difficulty, therefore, we recommend that the applicant's request be denied.

Prepared by:

Division Chief:

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 2, 1994

SUBJECT: 2037 Featherbed Lane

INFORMATION:

Item Number: 21 94-22-A 9-24-94

Petitioner: Featherbed Terrace Development Corp.

Property Size:

Zoning: D.R. 5.5 and D.R. 16

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The attached comments of May 12, 1994 reflect the position of this office.

Prepared by:

Division Chief:

PK/JL:lw

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
William S. Shaw Jr., Mayor	409 Washington Avenue, Suite 900
Robert H. Hays	Towson, Maryland 21204
2037 Featherbed Lane	2037 Featherbed Lane, MD 21204



Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Mr. Robert H. Hays
4980 Furrow Avenue
Ellicott City, Maryland

ZAC.21/PBONE/ZAC1

Pg. 1

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2037 FEATHERBED LANE

Subdivision name: RESUBDIVISION OF FEATHERBED TERRACE

plat book # 66, folio # 26, lots 11, sections 1A

OWNER: FEATHERBED TERRACE DEVELOPMENT CORP.
8920 FURROW AVE. ELLICOTT CITY, MD 21043

FEATHERBED LANE

EX. PAVING

EX. CONC. C&G

EX. CONC. C&G

EX. CONC. C&G

EX. CONC. C&G

EX. CONC. C&G

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